

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for June 23, 2004 PLANNING COMMISSION MEETING**

**P.A.S.:** County Final Plat No.04062  
The Preserve at Cross Creek 1<sup>st</sup> Addition

**PROPOSAL:** A final plat consisting of 9 lots

**LOCATION:** South 68<sup>th</sup> Street and Roca Road

**LAND AREA:** 30.00 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat and Community Unit Plan.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
-------------------------------	----------------------

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 24 I.T., located in the southeast quarter of Section 16, T8N, R7E, in the 6th P.M., Lancaster County, Nebraska, metes and bounds description attached.

**EXISTING ZONING:** AG Agricultural

**EXISTING LAND USE:** Farmland, and a wooded drainage way.

### **SURROUNDING LAND USE AND ZONING:**

North: Agriculture, one dwelling, zoned AG

South: Agriculture and acreages along Roca Road, zoned AG. AGR and acreages SE of 68<sup>th</sup> and Roca Road

East: Agriculture with a few dwellings, zoned AG

West: Agriculture, zoned AG

**HISTORY:** The Preserve at Cross Creek Preliminary Plat and Community Unit Plan were approved by the Planning Commission on April 28, 2004 and has been scheduled for the Lancaster County Board on June 15, 2004.

**UTILITIES:** There is no public sewer available. Individual wells and waste disposal are proposed. This is in the Lancaster County Rural Water District #1.

**TRAFFIC ANALYSIS:** This is served by Roca Road and S. 68<sup>th</sup> both are paved county roads. S. 68<sup>th</sup> is planned for improvement and a new profile in FY 2004.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. The County Engineer's letter of May 27, 2004 notes requests for several minor revisions, requests, and that improvements are not in place.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

**CONDITIONS:**

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat Mylar shall have the following changes made to it:
    - 1.1.1 Revise the Dedication as requested by the County Engineer. To show "only one access per lot".
    - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
  - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 2.1 To submit to the County Engineer an erosion control plan.
  - 2.2 To protect the remaining trees on the site during construction and development.
  - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
  - 2.4 To complete the private improvements shown on the preliminary plat.
  - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance.

The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to Roca Road and to S 68<sup>th</sup> Street.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent. The property taxes are due and become a lien on the property on December 31, 2004. If this plat is not approved until after January 1, 2005, the Treasurer's office statement must be prepared and dated after January 1, 2005.

Prepared by:

---

Derek Miller, 441-6372, [dlmiller@ci.lincoln.ne.us](mailto:dlmiller@ci.lincoln.ne.us)  
Planner  
June 4, 2004

**APPLICANT:** Brian D Carstens and Associates  
601 Old Cheney Road, Suite c  
Lincoln, NE 68512  
(402) 434-2424

**OWNER:** Land II, L.L.C.  
1901 S.W. 5<sup>th</sup> Street  
Lincoln, NE 68522  
(402) 435-3550

**CONTACT:** Brian Carstens



2002 aerial

## County Final Plat #04062 The Preserve at Cross Creek 1st S. 68th & Roca Rd.

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 16 T08N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction

